

## WARRANTY DEED

Corporate Grantor

85-0-4D

72-26

KNOW ALL MEN BY THESE PRESENTS

009163

THAT LEO F. POULIN CO., a Corporation organized and

existing under the laws of the State of Maine and having a place of business at 8 Fuller Street, Winslow, in the County of Kennebec and State of Maine in consideration of One dollar and other valuable consideration paid by TERRY BRANDWEIN BOLDUC, whose mailing address is One Mountain Farm Road, Waterville, Maine, the receipt whereof it does hereby acknowledge does hereby give, grant, bargain, sell and convey unto the said Terry Brandwein Bolduc, her heirs and assigns forever, a certain lot or parcel of land located on the Westerly side of Main Street in Waterville, Kennebec County and said State of Maine, and further bounded and described as follows, to wit;

Beginning at a point on the Westerly side of Main Street, said point marking a Southeasterly corner of Lot 6 of Mountain Farm Subdivision as filed in the Kennebec County Registry of Deeds in File Number E-85087 and being land now or formerly of Alan D. Lewis and Chalmer M. Lewis as recorded in the Kennebec County Registry of Deeds in Book 3424, Page 321.

Thence South twenty degrees fifty three minutes East (S 20° 53' E) along the Westerly side of Main Street for two hundred one and three tenths feet (201.3'), more or less, to an iron pipe located at the intersection of the Westerly line of Main Street with the Northerly line of Mountain Farm Road, so called.

Thence South sixty nine degrees zero minutes West (S 69° 00' W) along the Northerly line of Mountain Farm Road for two hundred and one tenth feet (200.1'), more or less, to an iron pipe.

Thence South sixty nine degrees four minutes West (S 69° 04' W) along the land now or formerly of Leo F. Poulin Co. as recorded in the Kennebec County Registry of Deeds in Book 3403, Page 57 for one hundred fifty and nine tenths feet (150.9'), more or less, to a steel pin.

Thence South sixty nine degrees four minutes West (S 69° 04' W) along the land of said Leo F. Poulin Co. for one hundred seventy one and three tenths feet (171.3'), more or less, to a steel pin.

Thence South sixty eight degrees fifty one minutes West (S 68° 51' W) along the land of said Leo F. Poulin Co. for one

200  
150  
171  
153  
674

hundred fifty three and eight tenths feet (153.8'), more or less, to an iron pipe marking a Northwesterly corner of Lot A, and the Southwesterly corner of Lot 5 of the aforementioned Mountain Farm Subdivision.

Thence North eleven degrees sixteen minutes East (N 11° 16' E) along the land now or formerly of President and Trustees of Colby College as recorded in the Kennebec County Registry of Deeds in Book 1331, Page 386 for two hundred thirty six and one tenth feet (236.1), more or less to an iron pipe, said iron pipe marking a Northwesterly corner of Lot 5 and a southwesterly corner of Lot 6 of the aforementioned Mountain Farm Subdivision.

Thence North sixty eight degrees fifty minutes East (N 68° 50' E) along the Southerly line of Lot 6, being land of said Lewis, for five hundred forty five and six tenths feet (545.6'), more or less, to an iron pipe.

Thence North sixty eight degrees forty nine minutes East (N 68° 49' E) along the Southerly line of Lot 6 of the aforementioned Mountain Farm Subdivision, being land of said Lewis, for four and eight tenths feet (4.8'), more or less, to the point of beginning.

This is a Corrective Deed in that certain bounds need to be corrected in the deed from Leo F. Poulin Co. to Terry Brandwein Bolduc dated January 3, 1986 and recorded in the Kennebec County Registry of Deeds, Book 2902, Page 248.

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all the privileges and appurtenances hereof, to the said Terry Brandwein Bolduc, her heirs and assigns, to her and their use and behoof forever.

AND the said Grantor corporation does hereby covenant with the said Grantee, her heirs and assigns, that it is lawfully seized in fee of the premises, that they are free of all encumbrances; that it has good right to sell and convey the same to the said Grantee to hold as aforesaid; and that it and its successors, shall and will warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the said Leo F. Poulin Co. has caused this instrument to be sealed with its corporate seal and signed in its corporate name by Anthony F. Poulin, its President thereunto duly authorized, this 22nd day of the month of February A.D. 1989.

SIGNED SEALED AND DELIVERED

in the presence of

LEO F. POULIN CO.

By Anthony F. Poulin  
~~Leo F. Poulin~~ President

STATE OF MAINE, KENNEBEC, ss. February 22, 1989

Then personally appeared the above named Anthony F. Poulin President of said Grantor Corporation as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said Corporation.

Before me,

Julie L. Bureau  
~~Attorney at Law~~ / Notary Public

Julie L. Bureau  
 (Printed Name)

